Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/225 MAIN ROAD WEST ST ALBANS VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	St Albans
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/225 MAIN ROAD WEST ST ALBANS VIC 3021	$538,000	17-Oct-25
1/13 EMILY STREET ST ALBANS VIC 3021	$530,000	05-Jun-25
1/27 JAMES STREET ST ALBANS VIC 3021	$518,000	29-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 October 2025

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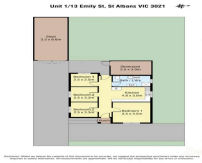


3/225 MAIN ROAD WEST ST ALBANS VIC 3021

3 1 1

Sold Price RS **$538,000** Sold Date **17-Oct-25**

Distance **0km**



1/13 EMILY STREET ST ALBANS VIC 3021

3 1 2

Sold Price **$530,000** Sold Date **05-Jun-25**

Distance **0.41km**



1/27 JAMES STREET ST ALBANS VIC 3021

3 1 2

Sold Price **$518,000** Sold Date **29-Aug-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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